

# SAN ANTONIO PLANNING COMMISSION AGENDA

November 10, 2004

2:00 P.M.

Susan Wright, *Chairperson*

James Darryl Byrd, *Vice Chairperson*

Murray H. Van Eman, *Chair – Pro Tem*

Mitch Meyer


Cecilia Garcia

Robert Hanley

Amelia Hartman

Jose R. Limon

Dr. Francine S. Romero

 THE DEVELOPMENT AND BUSINESS SERVICES (DBS) CENTER, LOCATED AT 1901 SOUTH ALAMO STREET IS WHEELCHAIR-ACCESSIBLE. ACCESSIBLE PARKING IS LOCATED AT THE FRONT OF THE BUILDING. AUXILIARY AIDS AND SERVICES ARE AVAILABLE UPON REQUEST. INTERPRETERS FOR THE DEAF MUST BE REQUESTED AT LEAST 48 HOURS PRIOR TO THE MEETING BY CALLING (210) 207-7245 VOICE/TDD.

YOU CAN CALL (210) 207-0121 FOR ADDITIONAL INFORMATION ON ANY AGENDA ITEM BELOW.

Land Development Services Committee – 11:30am – Tobin Room

## 1. Work Session 12:30 P.M., Tobin Room

- Discussion relative to the City of San Antonio Planning Commission Retreat Evaluation/Goals (Planning Commission)
- Briefing on the South Side Initiative Amendments (Department of Planning)
- Briefing on agenda items, any of which may be discussed (Development Services)

## 2. 2:00 P.M.– Call to Order, Board Room

## 3. Roll Call

## 4. Citizens to be heard

## 5. PUBLIC HEARINGS

### PUDS:

Council District	Ferguson Index #
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04-029

**Sonoma Ranch Unit-4**

(West of Kyle Seale Pkwy and northwest of F.M. Loop 1604)

OCL	513 C-6
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**REPLATS:**

<b>040313</b>	<b>Fiesta Trails Unit 6-B</b> (On the east side of I.H. 10, 2300' south of DeZavala Road)	<b>8</b>	<b>548 E-1</b>
<b>040350</b>	<b>Los Angeles Heights</b> (At the intersection of Santa Paula Ave. and Venice Street)	<b>1</b>	<b>582 B-4</b>

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**CONSENT ITEMS**

**PUBLIC HEARINGS FOR ITEM 6 - 8 HELD ABOVE:**

<b>6.</b>	<b>04-029</b>	<b>Sonoma Ranch Unit-4</b> (West of Kyle Seale Pkwy and northwest of F.M. Loop 1604)	<b>OCL</b>	<b>513 C-6</b>
<b>7.</b>	<b>040313</b>	<b>Fiesta Trails Unit 6-B</b> (On the east side of I.H. 10, 2300' south of DeZavala Road)	<b>8</b>	<b>548 E-1</b>
<b>8.</b>	<b>040350</b>	<b>Los Angeles Heights</b> (At the intersection of Santa Paula Ave. and Venice Street)	<b>1</b>	<b>582 B-4</b>

**PLATS:**

<b>9.</b>	<b>040282</b>	<b>Trinity Oaks Unit-3 (PUD)</b> (At the intersection of Trinity Park Street and Trinity Falls Private Street, 77.51' to the east side of Trinity Falls Private Street)	<b>OCL</b>	<b>451 D-5</b>
<b>10.</b>	<b>040085</b>	<b>Amberwood Unit-2</b> (On the north side of Krie Trail at Amber Breeze)	<b>OCL</b>	<b>648 F-2</b>
<b>11.</b>	<b>040334</b>	<b>Hiddenwoods Estates</b> (At the intersection of Clyde Dent and Misty Cove)	<b>7</b>	<b>579 D-4</b>
<b>12.</b>	<b>040362</b>	<b>St. Peter/Joseph &amp; Seton Home</b> (On the south side of Mission Road, 214.40' east of Theo Ave.)	<b>3</b>	<b>650 E-2</b>
<b>13.</b>	<b>040401</b>	<b>Cynthia Center I</b> (On the south side of S.W. Military Drive, 1200' west of Goliad Road)	<b>3</b>	<b>651 F-8</b>
<b>14.</b>	<b>040422</b>	<b>City-Base Lndg</b> (Approximately 1,148' west of the intersection of S.E. military and Goliad, along proposed City-Base Lndg public Right of Way)	<b>3</b>	<b>651 F-8</b>
<b>15.</b>	<b>040425</b>	<b>Monte Viejo U-17</b> (Extending Emory Oak Drive in a southwesterly direction from Unit 14 S.E. Military at Ashbrook)	<b>3</b>	<b>652 C-7</b>

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|-----|--------|---|----|---------|
| 16. | 040454 | <b>The Abbey at Stone Oak</b><br>(On the north side of Stone Oak Parkway, 2777.09' west of U.S. Hwy 281)          | 9  | 483 C-4 |
| 17. | 040495 | <b>Cynthia Center II</b><br>(On the south side of S.W. Military Drive, 610' west of Goliad Road)                  | 3  | 651 F-8 |
| 18. | 040509 | <b>Cynthia Center III</b><br>(On the south side of S.W. Military Drive, 198' west of Goliad Road)                 | 3  | 651 F-8 |
| 19. | 040520 | <b>3.66 O'Connor</b><br>(At the intersection of O'Connor Road and Randolph Blvd.)                                 | 10 | 553 C-4 |
| 20. | 040566 | <b>Alamo Nursing &amp; Rehabilitation</b><br>(On the south side of Huebner Road, 1,297' east of Apple Green Road) | 8  | 548 B-8 |
| 21. | 040579 | <b>Wal-Mart Supercenter # 5245-01</b><br>(On the south side of S.W. Military Drive, 561' west of Goliad Road)     | 3  | 651 F-8 |
| 22. | 030154 | <b>Hunt Crossing Unit 4 (PUD) (RESCIND PLAT)</b><br>The extension of Ambush Creek at Bearwoods)                   | 6  | 613 A-5 |
| 23. | 040393 | <b>Hunt Crossing Unit 4 (PUD)</b><br>Near the northeast corner of Marbach Road and Ingram Road)                   | 6  | 613 A-5 |
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## INDIVIDUAL CONSIDERATION

### PLATS:

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|-----|---------------|--|---------|----------|
| 24. | #FPV 04-006   | <b>Rio Perla Properties, L.P. (FLOOD PLAIN PERMIT)</b><br>(At the southwest corner of East Grayson Street and Avenue A)                            | 1       | 617 A2&3 |
| 25. | RWD 05-10-001 | <b>Sidney E. &amp; Marcie A. Edwards (RGHT-OF-WAY DED)</b><br>(North of the intersection of Babcock Road and Scenic Loop Road on Scenic Loop Road) | OCL 478 | E-5      |

### OTHER ITEMS:

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| 26. | Vested Rights Permit (VRP) # 04-07-154 Appeal for the Alsbrook Apartments (Department of Development Services)  |
| 27. | Briefing and request for consideration of a petition from the Schoenthal Ranch Community Association to release 42 lots from the City of San Antonio Extraterritorial Jurisdiction (ETJ) (Department of Planning) |

28. Consideration of a resolution amending the Land Use Plan contained in the Highlands Community Plan, a component of the Master Plan of the City, by changing the use of approximately 0.2049-acre located at 103 Glamis Avenue from Medium-Density Residential land use to Neighborhood Commercial land use.
29. Public hearing and consideration of a resolution amending the Land Use Plan contained in the South Central Community Plan, a component of the Master Plan of the City, by changing the use of approximately 0.3330-acre located at 3010 Roosevelt Avenue, from Medium Density Residential land use to General Commercial land use.
30. Public hearing and consideration of a resolution amending the Land Use Plan contained in the IH 10 East Corridor Perimeter Plan, a component of the Master Plan of the City, by changing the use of approximately 642.407-acres located at IH 10 East, Foster Road and St Hedwig, more specifically described by the legal descriptions NCB 17993 P-35, NCB 17993 P-34 (1.28) P-34B (1.02) & P-34C (1.7), NCB 17993 P-32C, NCB 17993 P-63, NCB 17992 LOT P-33, NCB 35098 BLK LOT P-36A, NCB 17992 BLK LOT P-32A, NCB 17322 BLK LOT P-32B, NCB 17322 P-32D, NCB 17992 BLK LOT P-36, NCB 12867 BLK LOT P-38, NCB 12867 BLK LOT P-38B, NCB 12867 BLK LOT P-36B, NCB 35098 BLK LOT P-37, NCB 35098 BLK LOT P-37C, NCB 12867 LOT P-57, NCB 12867 LOT P-58, and NCB 12867 LOT P-50B from Community Commercial, Neighborhood Commercial, Public/Institutional, Multi Family Residential, and Hike and Bike Trails land uses to Mixed Use land use.
31. Public hearing and consideration of a resolution amending the Land Use Plan contained in the South Central Community Plan, a component of the Master Plan of the City, by changing the use of approximately 14.0 acres located at 16711 South New Braunfels Ave. from Public / Institutional land use to High Density Residential land use.
32. Public hearing and consideration of a resolution amending the Land Use Plan contained in the Northwest Community Plan, a component of the Master Plan of the City, by changing the use of approximately 2.38-acres located at 8900 New Guilbeau Road from Single Family Residential land use to High Density Residential land use.
33. Consideration of a resolution amending the Land Use Plan contained in the Arena District/Eastside Community Plan, a component of the Master Plan of the City, by changing the use of approximately 1-acre located at 606 Iowa and 802, 806, 808, 810, 812, and 816, 822, 826, and 832 Hackberry Street from Medium Density, Single Family and Mixed Residential land use to Neighborhood Commercial land use.
34. Public hearing and consideration of a resolution amending the Land Use Plan contained in the South Central San Antonio Community Plan, a component of the Master Plan of the City, by changing the use of approximately .55-acre located 1735 Commercial Avenue from Low Density Residential (Primarily Single Family) to General Commercial land use.
35. Approval of the minutes for the October 27, 2004 Planning Commission meeting
36. Director's report

37. Questions and discussion
38. Executive Session: consultation on attorney-client matters (real estate, litigation, contracts, personnel, and security matters) as well as any of the above agenda items may be discussed
39. **ADJOURNMENT**